

Page 1: DRC Site Plan - Applicant Information Sheet

Fee: V CC: V
CC: 4 CR: V

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

Neighborhood:
Poinciana
Park Civic
Association
sets: -

NOTE: To be filled out by Department

Case Number	R15063
Date of complete submittal	11/04/15

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Charles Fitzgerald
Property Owner's Signature	If a signed agent letter or notarized signature is required on the application by the owner.
Address, City, State, Zip	350 E. State Rd. 84, Fort Lauderdale, FL 33316
E-mail Address	rbookbinder@gruposalco.com (Randy Bookbinder)
Phone Number	954.605.0796 (Randy Bookbinder)
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Damon Ricks / Flynn Engineering Services, PA
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	241 Commercial Blvd, LBTS, FL 33308
E-mail Address	dtricks@flynnengineering.com
Letter of Consent Submitted	see attached

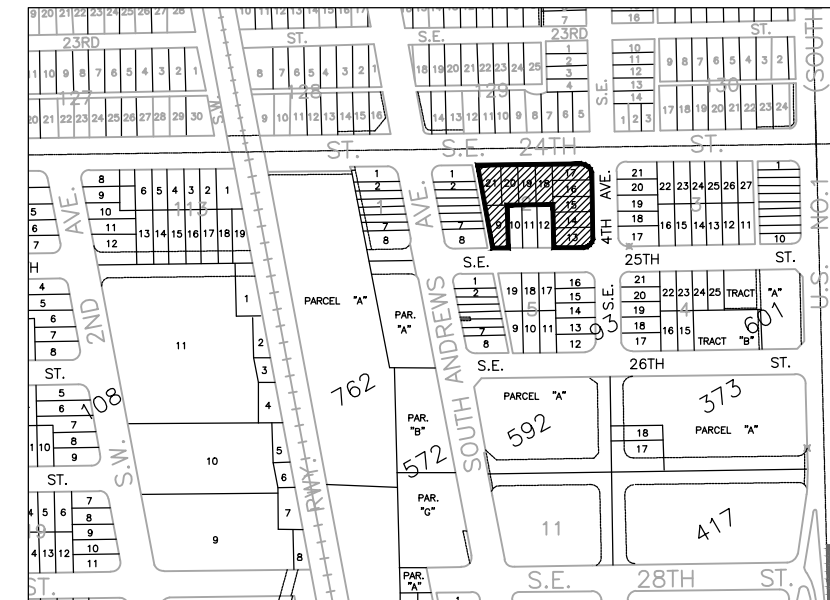
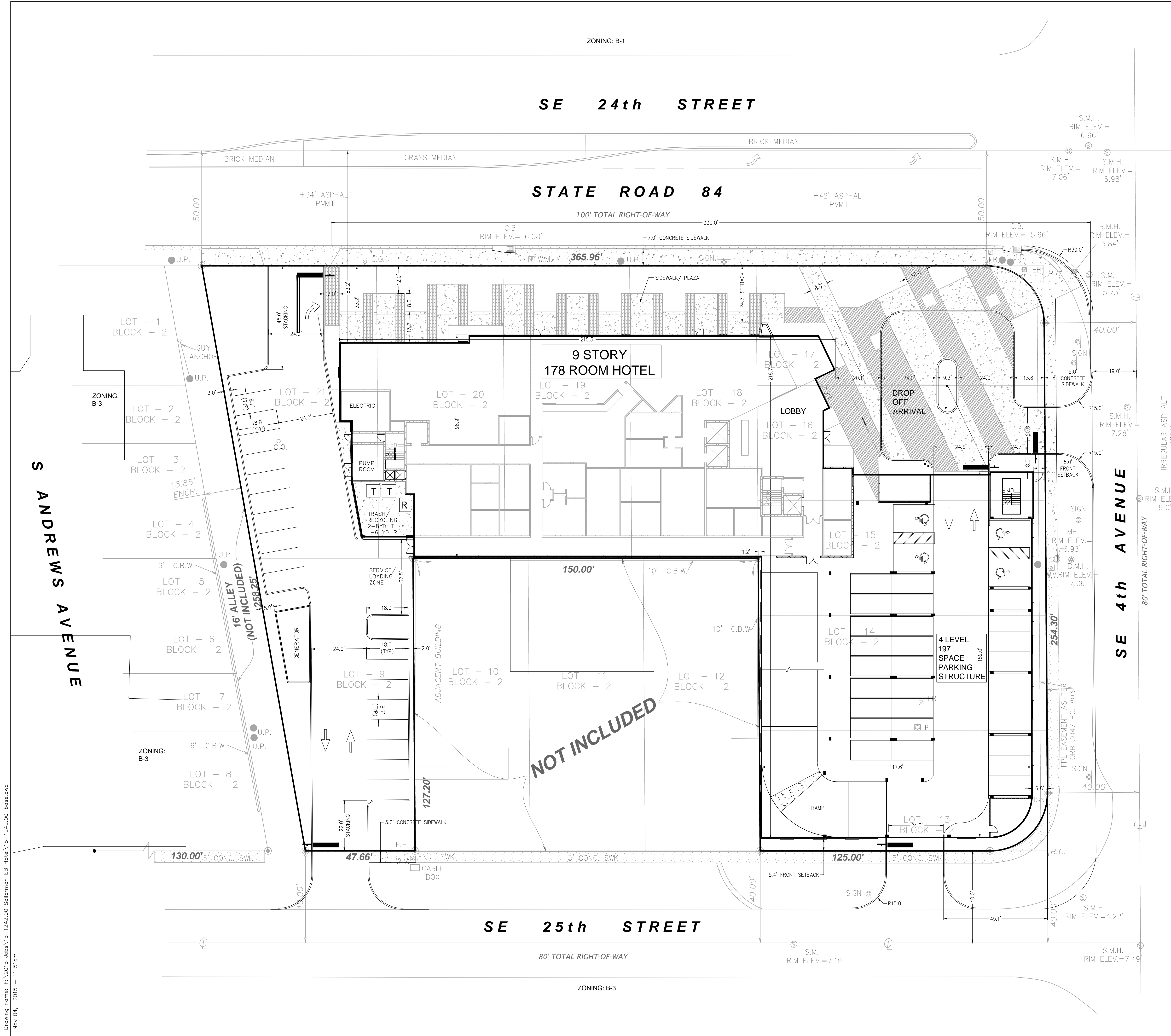
Development / Project Name	EB Hotel
Development / Project Address	<u>Existing:</u> Multiple <u>New:</u> 350 SE 24th Street (St. Rd 84)
Legal Description	Croissant Park Midway Sec 9-63B Lots 9, 13 thru 21, Block 2
Tax ID Folio Numbers (For all parcels in development)	5042 22 11 0060, 5042 22110090, 0222110100
Request / Description of Project	178 hotel with associated amenities, service and parking garage.
Total Estimated Cost of Project	\$ (Including land costs)

Current Land Use Designation	B-3
Proposed Land Use Designation	B-3
Current Zoning Designation	Commercial
Proposed Zoning Designation	Commercial
Current Use of Property	Retail and parking
Number of Residential Units	0
Non-Residential SF (and Type)	hotel & hotel amenity(129,986sf) and parking (68,349sf)
Total Bldg. SF (include structured parking)	198,335sf plus parking
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	No Min.	68,208sf / 1.56 ac
Lot Density		
Lot Width	No Min.	varies - see survey
Building Height (Feet / Levels)	150' Max.	100' / 9 stories
Structure Length		301.7' x 218.7'
Floor Area Ratio	None	198,335sf/68,208sf = 2.9
Lot Coverage		37,542sf / 68,208sf = 55.0%
Open Space		28,321sf = 41.5%
Landscape Area		9,777sf
Parking Spaces	178	197

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [N/E]	5'	24'-7"
Side [Int.]	None	0'
Side [W]	5' from Alley	5'
Rear [S]	None	0'

Drawing name: F:\2015 Jobs\15-1242.00 Sallomon EB Hotel\15-1242.00_base.dwg
Nov 04, 2015 11:51am



LOCATION MAP
SCALE: 1"=50'

LEGAL DESCRIPTION:

COISSANT PARK MIDWAY SEC 9-63 B LOT 13-21 BLK 2

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	RETAIL
CURRENT LAND USE DESIGNATION	B-3
PROPOSED LAND USE DESIGNATION	B-3
CURRENT ZONING DESIGNATION	COMMERCIAL
PROPOSED ZONING DESIGNATION	COMMERCIAL
ADJACENT ZONING DESIGNATION-S,E+W	B-3
ADJACENT ZONING DESIGNATION-N	B-1
TOTAL SITE AREA (SEE PROJECT LIMIT LINE)	±1.56 ACRES TOTAL / ±68,208 S.F.
TOTAL PERVIOUS EXISTING (LANDSCAPE)	21,563 S.F. 31.6%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	9,777 S.F. 14.3%
TOTAL IMPERVIOUS EXISTING	37,134 S.F. 54.4%
TOTAL IMPERVIOUS PROPOSED	27,419 S.F. 40.2%
TOTAL BUILDING FOOT PRINT EXISTING	9,511 S.F. 14.0%
TOTAL BUILDING FOOT PRINT PROPOSED	31,012 S.F. 45.5%
WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL BUILDING SQUARE FOOTAGE	198,335 G.S.F.
FLOOR AREA RATIO (F.A.R.)	198,335sf/68,208sf = 2.9
BUILDING HEIGHT-BLDG	100'
NUMBER OF STORIES	9 STORIES
BUILDING WIDTH & LENGTH	301.7' X 218.7'
PEDESTRIAN WALKS & PLAZAS	27,419 S.F. 40.2%
VUA AREA	13,675 S.F. 20.0%
OPEN SPACE	28,321 S.F. 41.5%

PARKING DATA:	SF	RATIO	REQUIRED	PROVIDED
TOTAL BUILDING				
HOTEL (178 ROOMS)	178	1/ROOM	178	
TOTAL PARKING PROVIDED				191
TOTAL HANDICAP PARKING PROVIDED				6
TOTAL BICYCLE PARKING				10
TOTAL PARKING				178
				197

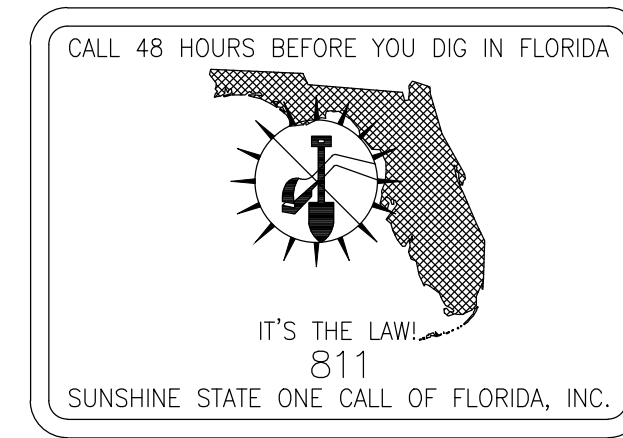
SETBACK TABLE	REQUIRED	PROVIDED
FRONT YARD (NORTH & EAST)	5'	24'-9"
SIDE YARD (INTERIOR)	NONE	0'
SIDE YARD (WEST)	5' FROM ALLEY	5'
REAR YARD (SOUTH)	NONE	0'

SANITATION NOTES:

TRASH/RECYCLING ENCLOSURE
THERE WILL BE (2) 8YD TRASH CONTAINERS SERVICED 4X/WEEK OR AS NEEDED.
THERE WILL BE (1) 6YD RECYCLE CONTAINER SERVICED 3X/WEEK OR AS NEEDED.
TRASH/RECYCLING CONTAINERS WILL COMPLY WITH ULDC SEC 47-19.4.

LEGEND:

PROPOSED ELEVATION (NGVD)	- W - WATER MAIN
EXISTING ELEVATION (NGVD)	- FM - SANITARY FORCE MAIN
PROPOSED CATCH BASIN	VALVE
PROPOSED PLUG	FIRE HYDRANT
TEE	SIAMASE CONNECTION
WATER METER	CLEANOUT
DOUBLE DETECTOR CHECK W/ WATER CHECK VALVE ON DOWNSTREAM SIDE	EDGE OF PROPOSED PAVEMENT (ASPHALT)
REDUCED PRESSURE BACKFLOW PREVENTOR	DIRECTION OF SURFACE DRAINAGE
DIRECTIONAL FLOW ARROW AND GRAVITY SEWER	SAMPLE POINT
PROPOSED MANHOLE	EXIST. WATER MAIN
	EXIST. UTILITY LINE TO BE REMOVED



FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sheet Title

SITE PLAN

SEAL

Job Title

E.B. HOTEL

360 E. STATE ROAD 84, FORT LAUDERDALE, FL

Phase:

DRC DOCUMENTS

Revisions

Scale:	Date:
1"=20'	11/04/15
Job No.	Plt Date
15-1242.00	11/04/15
Drawn by	Sheet No.
DTR	C1
Proj. Mgr.	
DTR	
Appr. by	1 of 4
JMF	



PERSPECTIVE VIEW NORTH EAST

3
A-2.01
SCALE: NTS



PERSPECTIVE VIEW NORTH

2
A-2.01
SCALE: NTS



NORTH ELEVATION

1
A-2.01
1/16" = 1'-0"

DRC SUBMISSION _ 11/03/2015

PROJECT NUMBER: 15716

SHEET NUMBER: A-2.01

PRINT DATE: 11/20/15 5:24:12 PM

DRAWING NAME

NORTH ELEVATION & VIEWS

PROJECT EB HOTEL

350 E. STATE RD. 84
FT. LAUDERDALE, FL 33316

CLIENT

GRUPO ALCO INTERNATIONAL, LLC

1700 E LAS OLAS BLVD, STE 307
FT. LAUDERDALE, FL 33301
(954)716.7529

GS4studios

experimentation in architecture

2365 Vista Parkway, Suite 16
Fort Lauderdale, FL 33311
TEL: 561.640.3020
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Peter T. Stromberg - AIA, NCARB
Corporate License # A-55062932
www.gsaarchitect.com

SEAL

NOV 3 2015

GS4studios

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable laws, rules and regulations of the State of Florida and any other jurisdiction with this section and Chapter 633, Florida Statutes.

Revision Schedule

Rev Date By Description



SOUTH ELEVATION

1/16" = 1'-0"

1

A-2.03

PERSPECTIVE VIEW SOUTH WEST

SCALE: NTS

2

A-2.03



DRC SUBMISSION_ 11/03/2015

PROJECT NUMBER: 1000

SHEET NUMBER:

A-2.03

PRINT DATE:
11/25/2015 2:02PM

DRAWING NAME

SOUTH ELEVATION &
VIEWS

PROJECT

EB HOTEL

350 E. STATE RD. 84
FT. LAUDERDALE, FL 33316

CLIENT

GRUPO ALCO
INTERNATIONAL,
LLC

1700 E. LAS OLAS
BLVD STE 307
FT. LAUDERDALE,
FL 33301
(954)716.7529

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Revision Schedule			
Rev	Date	By	Description

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.



2
A-2.04



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PROJECT
EB HOTEL
350 E. STATE RD. 84
FT. LAUDERDALE, FL 33316

DRAWING NAME

**WEST ELEVATION &
VIEWS**

A-2.04

PRINT DATE:
11/2/2015 2:06:12 PM

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CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: November 24, 2015

Project Name: Charles Fitzgerald / EB Hotel

Case Number: R15063

**Request: Site Plan Level II Review: Nine-Story 178-Room
Hotel with Restaurant and Four-Level Parking
Garage**

Location: 350 SE 24th Street

**Zoning: Heavy Commercial / Light Industrial Business (B-
3)
Commercial**

Land Use:

Project Planner: Randall Robinson

Case Number:
R15063_Airport

CASE COMMENTS:

Please provide a response to the following:

- 1) A Notice of Proposed Construction or Alteration form (7460-1) must be filed with the FAA and a determination of no hazard to air navigation issued since the proposed building exceeds 56 feet in height. An airspace study number must be assigned to the project before requesting any preliminary sign offs. The FAA must issue a determination of no hazard to air navigation letter prior to requesting final sign off.
- 2) A second Notice of Proposed Construction or Alteration must be filed for the construction crane or equipment that will exceed the height of the building.
- 3) Please refer to the web site listed below for information regarding how to file electronically or hard copy <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> The two notices should be filed with the FAA as soon as possible since it typically takes at least 60 days for the FAA to issue a determination.

Case Number: R15063

CASE COMMENTS:

NONE – Signature NOT required.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
 - a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On June 30 2015, the 5th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
 - b. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - c. https://floridabuilding.org/dca/dca_fbc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

Case Number: R15063

EB Hotel – 178-Room Hotel
with Restaurant & Four-
Level Parking Garage

**350 State Road 84 / S.E. 24th
Street**

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. 10' Right-of-Way and/or permanent easement dedication along south side of State Road 84 / S.E. 24th Street, to complete half of 120' Right-of-Way section (per the most current Broward County Trafficways Plan); show linework in the plans and on easement exhibit
- b. 25' corner chord Right-of-Way dedication on southwest corner of State Road 84 / S.E. 24th Street & S.E. 4th Avenue intersection per ULDR Section 47-24.5.D.p; show linework in the plans and on easement exhibit
- c. 20' corner chord Right-of-Way dedication on northwest corner of S.E. 4th Avenue & S.E. 25th Street intersection per ULDR Section 47-24.5.D.p; show linework in the plans and on easement exhibit

CASE COMMENTS:

A. Please respond to Comments 1 through 40 prior to Final DRC sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right-of-Way are subject to issuance of a Right-of-Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agency for the improvements along:

- a. State Road 84 / S.E. 24th Street – Florida Department of Transportation (FDOT)
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
4. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov.
5. Discuss or provide narrative explaining need for the two separate proposed parking areas.

6. Proposed driveway approach to State Road 84 / S.E. 24th Street – Show and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plans, and Civil Plans.
7. Civil Plans missing – Paving, Grading, and Drainage Plan and Water and Sewer Plan.
8. Map of Boundary Survey missing existing sidewalk for pedestrian crossing of S.E. 25th Street, approaching S.E. 4th Avenue intersection (in advance of stop bar); reconstruct this sidewalk (both sides of S.E. 25th Street) such that it's located in more desirable location (just beyond stop bar). Maintain ADA accessibility with detectable warning areas, as appropriate.
9. Show existing sidewalk and Right-of-Way improvements adjacent to the proposed development (Old Florida Lumber Company), Map of Boundary Survey shows incorrect sidewalk alignment along S.E. 25th Street, incomplete driveway width, and curb & gutter missing along S.E. 25th Street.
10. Discuss limiting the extra wide pavement on S.E. 4th Avenue, adjacent to the proposed development. Consider eliminating excess pavement in this area to provide 12' to 14' southbound travel lane by continuing landscape buffer between pavement edge and sidewalk, to intersection at State Road 84 / S.E. 24th Street. Accordingly, obtain the necessary FDOT approvals to reconstruct this State Road 84 / S.E. 24th Street curb return as appropriate, located near the northeast corner of the proposed development.
11. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (measured from pavement edges), alleys with alleys (measured from property lines extended), alleys with streets (measured from property lines extended), and streets with streets (measured from property lines extended). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#).
12. Relocate sidewalk along State Road 84 / S.E. 24th Street, adjacent to the proposed development, so that the back edge is collinear with the 10' Right-of-Way dedication to FDOT; show proposed landscape as appropriate between this sidewalk and adjacent curb & gutter.
13. Continue proposed sidewalk along S.E. 25th Street, near the southwest corner of the proposed development, so that it extends across the 16' Alley and connects with the existing sidewalk.
14. Provide and label typical roadway cross-sections, for the proposed development side of State Road 84 / S.E. 24th Street, S.E. 4th Avenue, and S.E. 25th Street.
15. Dimension typical roadway travel lane widths on the Site Plan for the proposed development side of State Road 84 / S.E. 24th Street, S.E. 4th Avenue, and S.E. 25th Street.
16. Discuss how sidewalk runoff from proposed development (between building and Right-of-Way boundary) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required. Consider sustainable stormwater methods, such as bioswales, raingardens, etc.
17. Review potential to provide narrower 20' driveways at ingress/egress points to minimize pedestrian/vehicular conflicts, with flare outs internally on-site to meet requirements of Sec. 47-20.11.
18. Demonstrate how proposed driveway tie-in with S.E. 4th Avenue, and both proposed driveway tie-ins with S.E. 25th Street, will drain; consider deleting proposed curbs shown in radius return on both sides of these driveways, in order to allow paved driveway swales to drain.

19. Dimension and label type of proposed loading zone required on Site Plan, per ULDR Section 47-20.2 Table 2 and Section 47-20.6. The narrative shall also include, but not be limited to, descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, security/gating, number of employees, etc.
20. Show and callout delineations for proposed Right-of-Way Easement boundaries on the Site Plan and the Civil drawings. On Sheet A-2.01 thru A-2.04 (4 Sheets), show and label existing Right-of-Way and proposed Right-of-Way Easement boundaries as appropriate on all building elevation details.
21. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed parking lot and parking garage – a minimum 12' x 22' area for each vehicle to be accommodated for stacking; coordinate with parking garage gate access if appropriate.
22. Coordinate with Melissa Doyle at (954) 828-6111 or mdoyle@fortlauderdale.gov regarding dumpsters; please note that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require drains connecting to sanitary sewer.
23. Show and label design vehicle turning templates for overall site plan, to convey how proposed loading zones will be serviced via the proposed parking lot circulation.
24. Sheet A-1.04.1: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround.
25. Show and label as appropriate the location of valet parking booth(s), and execute a valet parking agreement with the City in accordance with Section 47-20.16.B of the ULDR. The agreement shall be accepted by the Department of Sustainable Development.
26. For all levels in the parking garage: show total number of parking stalls, dimension in all areas, including all aisle widths, parking spaces (please refer to applicable ADA standards for the required geometric dimensions for the ADA parking spaces), and ramp areas.
27. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
28. Drainage pipes missing to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
29. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
30. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
31. Evaluate the possibility of utilizing a sustainable stormwater approach with low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
32. Prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses.
33. Please prepare and submit the following exhibits which clearly define the following (as applicable):



CITY OF FORT LAUDERDALE
DRC COMMENT REPORT

Division: ENGINEERING

Member: Alex Scheffer

ascheffer@fortlauderdale.gov

954-828-5123

- a. Construction Phasing Exhibit
 - b. Right-of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
34. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
35. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
- a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-Of-Way.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
 - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the paving and grading plan.
 - e. Signing and Marking Plan, including the radii all landscaping and pavement areas.
36. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS.** In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including [Ord. No. C-14-26](#).
37. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
38. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
39. Show utilities on the landscaping plans for potential conflict.
40. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.

B. Respond to Comments 41 through 53 prior to Engineering Permit Approval

41. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
42. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.
43. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or ekalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
44. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
45. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
46. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 - 1) Include a narrative for each phase along with roadways utilized for materials delivery
 - 2) Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 - 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 - 4) Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 - 5) Show location and type of construction crane(s), including span radius
 - 6) Indicate location and number of portable rest rooms, dumpsters, and trash chutes



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ascheffer@fortlauderdale.gov

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- 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 - 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 - 9) Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 - 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 - 11) Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 - 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 - 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 - 14) Indicate where and how concrete trucks will stage during multiple yardage pours
 - 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 - 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 - 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes
 - 18) Indicate schedule for street sweeping of periphery of construction site
 - 19) Indicate if dewatering is proposed.
47. Obtain a dewatering permit from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
48. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
49. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
50. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
51. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be



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powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-Of-Way.

52. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
53. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at rjohnson@fortlauderdale.gov or 954-828-7809, as well as proposed methods of noise, vibration, and odor mitigation.

Case Number: R15063

CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise.
2. Missing fire command room for high-rise, must conform to FBC 403.4.6

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. No comment

Please consider the following prior to submittal for Building Permit:

1. Must conform to FBC section 403 for high rise buildings.
2. Provide two water supplies per FBC 403.3.2
3. Proper exit capacity for 9 floor occupant load?

Case Number: R15063

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of this proposed structure and its distance from the City's radio sites, it is anticipated that this structure will require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A "heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.
2. BDA contractor shall provide signal strength calculations and heat maps showing signal strengths expected within the completed building to the City Assistant Telecommunications Manager.

Please consider the following prior to submittal for Building Permit:

1. If it is determined that the BDA system will be required, BDA design plans will be required showing signal strengths expected after BDA installation and the proposed system design with equipment list. These plans shall be submitted to the Telecommunications Section for approval prior to issuance of a permit.

Case Number: R15063

CASE COMMENTS:

Please provide a response to the following:

1. The first twenty feet of the yard fronting on those streets subject to the Interdistrict Corridor requirements as provided in ULDR Section 47-23.9 shall be in landscaping. No paving, parking, or walkway shall be allowed in said twenty foot areas, unless otherwise specifically permitted in ULDR Section 47-23.9, Interdistrict corridor requirements.
2. Coordinate placement of sidewalk with Engineering, DOT, TAM and connect-the-block plans. Schedule follow up meeting for discussion.
3. Provide alternate species for Crepe Myrtle along SR 84.
4. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
5. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed in or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
6. There appears to be Specimen Trees on site, deemed as such by DBH of 18 inches and greater. For specimen trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, recommendations for tree protection, specification for root and/or crown pruning, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
2. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
3. Provide irrigation plan illustrating an automatic system that corresponds to the Florida Friendly hydrozone requirements, providing head-to-head coverage and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.
4. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: R15063

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
- 3) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require re-platting. If re-platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restrictions.
- 4) Attach narrative provided to City Commission and Final Development Review Committee ("DRC") sets.
- 5) Pursuant to the Unified Land Development Regulations ("ULDR") Sec. 47-23.9, Interdistrict Corridor, consider the following pedestrian improvements:
 - a. Shifting the existing sidewalk along S.R. 84 to allow for placement of a landscape buffer with appropriate canopy trees to create a safer environment and remove pedestrians from being directly adjacent to vehicular traffic.
 - b. If possible, increase the width of sidewalk to minimum of 7 feet; and,
 - c. Coordinate placement of sidewalk with Engineering, FDOT, Transportation and Mobility and the Connecting the Blocks plan.
- 6) Consider active green roof over parking garage.
- 7) It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. In order to facilitate bicycle patrons, provide bicycle parking in visible, well-lit areas as close as possible to entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is covered; and,
 - b. Send email to kmendrala@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
- 8) The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Noemi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.

- 9) The City's Vision is to support sustainable infrastructure, consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 10) Please be aware that the proposed development will be required to meet the minimum FEMA NFIP elevation requirements, and may be required to meet the higher standards required by City Ordinance Chapter 14, Florida Building Code Residential Section R322, or Florida Building Code 1612. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final DRC sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.
- 11) In regard to physical communication and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.

General Comments

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- 12) Provide a written response to all DRC comments within 180 days.
- 13) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
- 14) All construction activity must comply with Sec. 24-11, Construction sites. Contact John Madden, Chief Building Inspector (954-828-5255) to obtain his signature on the final DRC plans.
- 15) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location receives approval from the Building Service Department's DRC Representative.

Case Number: R15063

CASE COMMENTS:

Please provide a response to the following:

1. Unit entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Unit entry doors should have a secondary deadbolt locking system.
3. All glazing should be impact resistant.
4. Each hotel room should have a safe for guest to secure valuables.
5. Stairs should be Egress-Only at the ground floor to avoid unauthorized intrusion.
6. There should be a system to track any individual access into each hotel room. (Guest, housekeeping or service calls.
7. The pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
8. A CCTV system should be employed throughout the property with focus on entry / exit points, elevators, parking garage, hallways and common areas.
9. Emergency communication devices should be placed in the parking garage and common areas. These should be easily identifiable and accessible.
10. Light reflecting paint should be used in the parking garage to increase visibility and safety.
11. Staff employee area, including ground floor service corridors, should be access controlled.
12. Valet / luggage storage areas should be access controlled.

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R15063

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure or trash room to accommodate appropriately sized recycling containers.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
8. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
9. Containers: must comply with 47-19.4
10. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, smooth surface walkway to accommodate wheeled containers.
11. Draw equipment on plan to show it will fit in trash room.
 - Please describe equipment to be used for this project. Typically a project of this size employs a Roll off compactor to most efficiently handle solid waste collections.
 - If the plan is to employ 8cy containers, please provide the frequency of service to support the container chosen.
12. Please identify who will provide Trash Room services- private collector, on-site personnel or custodial staff.
13. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
14. Provide letter from chute company (if applicable) indicating make and model of proposed equipment and that it will meet the capacity needs of building.

15. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
- This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to mdoyle@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated and container requirements to meet proposed capacity.
 - Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

None

